

SAN ANTONIO PLANNING COMMISSION AGENDA



October 26, 2005
2:00 P.M.



James Darryl Byrd, *Vice Chairperson*
Murray H. Van Eman, *Chair – Pro Tem*
Jose R. Limon
Dr. Francine S. Romero
John Friensenhahn

Cecilia Garcia
Robert Hanley
Amelia Hartman
Elisa Chan



THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 12:45 P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
- Briefing on the 2005 Annual Unified Development Code Update program to include presentation and review of all amendments contained in UDC Amendment Packet “A”, “B” & “C” (Dev. Services)
- Briefing on the South Central San Antonio Community Plan Update (Planning Dept.)
- Briefing on agenda items may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Election of Planning Commission Chair, Vice Chair and Chairperson Pro Tem.

5. Citizens to be heard

6. PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENTS (PUD Plans):

Council Ferguson
District Index #

- | | | | |
|------------------|---|------------|----------------|
| A. 05-020 | Lakeview Units 1, 2, & 3 | 6 | 613 A-5 |
| | (At the intersection of Hunt Lane and Villa Del Lago) | | |
| B. 05-036 | Alamo Ranch/Del Webb Phase 1 | OCL | 577 B-4 |
| | (At the intersection of Alamo Ranch Pkwy and Del Webb Blvd) | | |

REPLAT W/ WRITTEN NOTIFICATION:

- | | | | |
|------------------|---|----------|----------------|
| C. 050371 | Patton Heights Unit 8 | 4 | 681 E-1 |
| | (Extending Marek and Crenshaw Streets from Gaddis Street) | | |

REPLATS:

- | | | | |
|------------------|--|-----------|----------------|
| D. 040572 | Texas Trophy | 6 | 613 F-8 |
| | (Northeast of the intersection of Military Dr and Renwick Rd, on Renwick Rd) | | |
| E. 050644 | El Dorado Unit 1-A BSL Replat | 10 | 552 E-2 |
| | (On the south side of Nacogdoches Road, west of Camino Dorado) | | |
| F. 050686 | Las Catrinas BSL Replat | 9 | 516 C-2 |
| | (Near the southeast corner of Loop 1604 and Blanco Road) | | |
| G. 050259 | Stonetera Office Park | 9 | 516 E-1 |
| | (On the southeast corner of Stone Oak Pkwy and Sonterra Blvd) | | |
| H. 050444 | Bella Madera | 8 | 581 A-2 |
| | (On the south side of Olmos Creek Drive, 286.68' west of N W Military Hwy) | | |

CONSENT ITEMS

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda " are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 7-13 HELD ABOVE:

- | | | | | |
|-----------|---------------|---|----------|----------------|
| 7. | 05-020 | Lakeview Units 1, 2, & 3 PUD Plan | 6 | 613 A-5 |
| | | (At the intersection of Hunt Lane and Villa Del Lago) | | |

- ## PLATS:

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|-----|--------|---|--------------------|
| 14. | 040318 | Tuscany Heights Unit 1 PUD
(Northwest of the intersection of Wilderness Oaks and Mountain Lodge) | OCL 483 D-1 |
| 15. | 040555 | Woodlake Meadows Unit 4
(On the southeast corner of Woodlake Pkwy and Gibbs-Sprawl Road intersection) | 2 585 E-4 |
| 16. | 040605 | Hunter's Pond Phase 3 TIF
(Extending Hunter's Pond Dr, approximately 1,541' south from Loop 410) | 3 681 E-5 |
| 17. | 050062 | Solana Ridge Unit 4
(The extension of Lyia Branch from Solana Ridge, Unit 1A) | 4 647 E-7 |
| 18. | 050079 | Alamo Ranch Alamo Pkwy Unit 1
(Extending Alamo Pkwy southward from Alamo Ranch Pkwy, 7,553' west of Loop 1604 & Hwy 151 intersection) | OCL 577 D-4 |
| 19. | 050081 | Alamo Ranch Volunteer Pkwy Unit 1
(Extending Volunteer Pkwy northeastwardly from Lone Star) | OCL 577 D-4 |
| 20. | 050197 | Alamo Ranch Unit 25 PUD
(On the southern side of Volunteer Pkwy, 8,860' from Grass Fight to the intersection of FM 1604 and Hwy 151) | OCL 577 D-5 |
| 21. | 050215 | Alamo Ranch Unit 23B
(On the east side of Alamo Pkwy, north of Volunteer Pkwy) | OCL 577 D-5 |
| 22. | 050113 | Tradesman Center
(On the southwestern side of Tradesman Drive, 2,100' southeast of Loop 1604) | 8 514 E-5 |

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|-----|--------|--|--------------------|
| 23. | 050277 | Corley
(On the north side of Real Rd, 999.87' west of Zigmont Rd) | OCL 620 D-8 |
| 24. | 050297 | Mountain Lodge Unit 5A3 PUD
(On the southeastern side of Mountain Cove, approximately 1,000' east of Fairway Bridge) | OCL 483 C-2 |
| 25. | 050326 | The Rim Unit 1
(At the southwest intersection of La Cantera Pkwy and Vance Jackson) | 8 514 D-3 |
| 26. | 050548 | Medellin Place
(On the west side of Noble Ave, south of West Gerald Rd) | 3 650 B-6 |
| 27. | 050587 | Northridge Park
(On the south side of Robinhood Pl, 283.34' east of Bartell Dr) | 10 583 D-7 |

LAND TRANSACTION:

28. **SP No. 1219** – Request to declare as surplus to the needs of the City of San Antonio a 1,005 square foot portion of land out of Lot 7 Block 2 NCB 2040 (Asset Management)
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INDIVIDUAL CONSIDERATION

COMPREHENSIVE MASTER PLANS:

29. Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the South Central San Antonio Community Plan in whole or in parts, as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" located in City Council Districts 1, 3, 4 and 5. (Planning Dept.)
30. Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South (Southside Initiative) Community Plan, a component of the Master Plan of the City, by changing the use of approximately 532.6-acres located at 14851, 14885, and 14970 Watson Road, and 15895 State Hwy 16 South from Agriculture, Rural Living, and Agriculture and Light Industry land uses to Urban Living land use. (Planning Dept.)
31. Public hearing and consideration of a resolution regarding the Annexation of the Kyle Seale/Loop 1604 Area, Helotes Park Terrace/Park at French Creek Area, Southside Study Area 2 and Southside Study Area 3 (Planning Dept.)

LAND TRANSACTION:

32. **S.P. No. 1186** – Public hearing and request to close, vacate and abandon unimproved Victoria Street and the adjacent Public Right of Way located between Labor Street and the access road of I.H. 37 South adjacent to NCB 709 (Asset Management Dept.)

OTHER ITEMS:

33. Public hearing and consideration of the 2005 Annual Unified Development Code Update program to include presentation and consideration of all amendments contained in UDC Amendment Packet “A” (15 amendments), Packet “B” (22 amendments) & Packet “C” (21 amendments) (Development Services Dept.)
34. Approval of the minutes for the October 12, 2005 Planning Commission meeting
35. Director's report
36. Questions and discussion
37. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
38. **ADJOURNMENT**